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**PROJECT DEVELOPMENT BOARD
 REGULAR MEETING
 MAY 15, 2006
 6:00 P.M.**

The Regular Meeting of the Project Development Board (PDB) for the Laurel County Judicial Center was held on May 15, 2006 at the Laurel County Courthouse Fiscal Courtroom, London, Kentucky. Present and presiding Lawrence Kuhl, Laurel County Judge Executive.

1. CALL TO ORDER

Judge Kuhl called the Regular Meeting of the Project Development Board to order.

2. ROLL CALL

Laurel County Project Development Board Secretary, Sandy Wallace, took roll as follows:

Garlan Vanhook, Project Manager-Present
 Lawrence Kuhl, Judge/Executive-Chairman- Present
 Roy Crawford, Magistrate-Present
 Roderick Messer, Circuit Judge-Present
 Roger Schott, Circuit Clerk-Present
 Warren Scoville, Attorney-Present
 Tom Handy, Attorney-Present

3. READING AND APPROVAL OF MINUTES OF THE PREVIOUS MEETINGS

A motion was made by Roy Crawford and second by Judge Messer to approve the minutes of the Special Called Meeting January 24, 2006 and the Regular Meeting April 17, 2006 of the Project Development Board as received and reviewed. The vote was taken and carried as follows:

Yes carries unanimously.

4. CITIZEN COMMENTS

Bob King asked the Board to update the citizens present in regard to Judge Kuhl's meeting with the City Council.

Judge Kuhl stated that he had gone to the City Council meeting to see what they would do in regard to the Reda Property and Second Street. They voted to sell either property at the appraised price to the Project Development Board if either of the sites was selected.

Shirley Smith asked that if the Project Development Board closed seconded street; would there be a new street by the Judicial Center.

Judge Kuhl said that has to be decided, but he doubted that there would be another street.

Ms. Smith stated that she was opposed to closing Second Street.

After further discussion, the Board was asked to consider the local merchants when making their decision.

Judge Kuhl stated that there had been comments from both ends of town, but there had not been a public survey done by the Board.

Ms. Smith asked about the 200' X 200' criteria.

Judge Kuhl stated that was the minimum size of the property that could be used for the site.

Ms. Smith asked what else would be considered besides lot size.

Garlan Vanhook stated that they start designing for these things in a vacuum. Mr. Vanhook stated that the first objective is not to abandon the downtown business districts, the center of town. The second criteria is, all thing being equal, we would want a bigger campus. The idea of working with the architects to determine that there is a minimum size and if a block 200 x 200 can accommodate us then we outweigh the idea that we would want a two acre or a four acre campus, we outweigh that with the commitment of Main Street.

Then finally, obviously, the budget; can you buy in this environment or another environment? The budget then becomes a governing criteria, if all the downtown sites are too expensive and can't be brought in on budget then that demonstrates that the Board has the authority and I have the authority to let that criteria go.

Mr. Vanhook continued stating that his priority in approving a site is the best interest of the Courts. With our policies that we have in place, we believe that the best interest of the Courts and most all the time, by staying downtown, will be in the best interest of the community.

Mr. Vanhook stated that the Board is in charge of picking the appropriate and best site, then seeking that through whatever actions they can through the Fiscal Court.

After further discussion, Ms. Smith asked about the appraisals of the properties and if the property owners would have an opportunity to see them.

Mr. Vanhook stated that there are a lot of ways that we can start that process. We can start it in the PVA's Office. Nobody, typically, wants to take the appraised value. We asked everyone in the Public Hearing to come to the Public Hearing and give us their asking price; how much land do they have, what are the improvements, do they know of anything that would keep it from being torn down, do they know anything about it being historic, is it protected by some agency.

Mr. Vanhook continued stating that he didn't care if everyone walked in the door and says, I want a million dollars. What that does is allows me to know what you want, what you believe it is worth and what in your mind is the value. At this point we can look at the PVA and say can we meet somewhere in the middle.

Mr. Vanhook stated that the second criteria that comes to play says that if that PVA appraisal isn't right; then the guidelines that we have established in state government say that we get the most highly qualified appraiser, with the MAI credentials, give us the best, expert appraisal. Most of the time they are a third party and we prefer that they not be from the same town and have any personal connections. We use that as a basis to start.

We need to use that information because we want to do what is prudent. I have to do as good and go as far with the money that has been appropriated to this county or any other county.

After further discussion, Mr. Vanhook stated that we want to work with willing sellers to start with; but if that avenue closes, it is the Board's job to pick the site that is in the best interest of the Courts and to pursue it. Sometimes it is the recommendation to the Fiscal Court for condemnation. The Fiscal Court doesn't have to agree with that presentation. Ultimately, I have to approve the final decision on site.

Mr. Vanhook stated that if the Court, the Board and I don't ultimately come together, there is a Memorandum of Understanding that says the Fiscal Court has authorized this Board to act on behalf of the Fiscal Court to solicit and run this project. They will violate that by not doing the things that this Board recommends. There is the possibility that the project can go to the next governmental agency and work with that agency. If that governmental agency won't work with us, then we have the opportunity to go to private industry.

After further discussion in regard to condemnation, Tom Weatherly stated that he knew the Board was trying to move forward as best they could, but he felt that the delay is working a hardship on people. Mr. Weatherly stated that his wife had lost a lessor because of the perception, right or wrong, that it is not a long term location. A lot of folks are having to deal with this uncertainty. The longer this is delayed; all those having property under consideration are being hurt. I urge you to come to a conclusion as quickly as you can.

5. OLD OR UNFINISHED BUSINESS

A. Discuss Real Estate for Site Selection

Motions for Executive Session

A motion was made by Warren Scoville and seconded Tom Handy for the Project Development Board to go into Executive Session for discussion of real estate proposals. The vote was taken and carried as follows:

Yes carries unanimously.

A motion was made by Warren Scoville and seconded by Roy Crawford for the Project Development Board to return from Executive Session. The vote was taken and carried as follows:

Yes carries unanimously.

Motion to Offer Options on Properties

A motion was made by Warren Scoville and seconded by Tom Handy to offer an option on all the appraised property along the lines that were discussed in Executive Session to be prepared by Judge Kuhl with the assistance of Garlan Vanhook within the timeframe that was discussed. The vote was taken and carried as follows:

Yes carries unanimously.

Judge Kuhl stated that the Regular Meeting, June 19, 2006 will be canceled and there will be a Special Called Meeting on June 15, 2006 at 6:00 p.m. and a Special Called Meeting on June 26, 2006 at 6:00 p.m.

9. WAIVE ITEMS 6, 7, 8 & 9 AND ADJOURNMENT

A motion was made by Warren Scoville and seconded by Judge Messer to waive the balance of the Agenda and adjourn the meeting. The vote was taken and carried as follows:

Yes carries unanimously.

Lawrence Kuhl, Chairman Project Development Board
Laurel County Judge/Executive

Sandra C. Wallace, Secretary Project Development Board